

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

<b>Division:</b>	Engineering	<b>Member:</b>	Elkin Diaz Project Engineer Office Ph. (954) 828-5123 Office Fx: (954) 828-5275 Email: <a href="mailto:elkind@cityfort.com">elkind@cityfort.com</a>
<b>Project Name:</b>	Carl Santangelo/Higher Learning Center	<b>Case #:</b>	48 R 03
<b>Date:</b>	June 10, 2003		

**Comments:**

1. Engineer of record shall apply for the applicable general or surface water management license from Broward County Department of Environmental Protection (BCDPEP). Submit this license with signed and sealed drainage calculations and surface water management design with owner's application for a Building Permit. The documents shall be in compliance with County Chapter 27 and South Florida Water Management District's (SFWMD) criteria, as applicable.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Discuss vehicular corridors leading off site to adjacent sites west and south. It appears that a cross access agreement may be necessary to permit these connections.
4. Provide engineered paving and drainage plan, details, and specifications for additional review by the Engineering staff. This plan shall provide sufficient existing and proposed grades to demonstrate maintenance of existing grades and limitations on proposed grades to retain sufficient storm water on site without impacting adjacent property or rights-of-way.
5. Provide engineered water and sewer plans, details, and specifications in accordance with Department requirements.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Carl Santangelo/Higher Learning Center

**Case #:** 48 R 03

**Date:** June 10, 2003

**Comments:**

1. Provide flow test and show hydrant location.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Carl Santangelo/Higher Learning  
Center

**Case #:** 48 R 03

**Date:** June 10, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Carl Santangelo/Higher Learning Center

**Case #:** 48 R 03

**Date:** June 10, 2003

**Comments:**

1. As a change of use, all vehicular use areas must meet minimum Code requirements (as new VUA's). One of these requirements is that required peninsula island areas need to be at least 8' wide (landscape area). Three of the peninsula areas apparently show a deficiency. Also, the nose of these islands needs to be curbed.
2. Indicate requirements for irrigation, including the requirement for a rain sensor.
3. Is there a cross access easement with that property to the south?
4. Shade trees are required to be 15' away from structures.
5. Verify whether or not there are any residential buffer yard requirements.
6. Add "Vehicular Use Area Landscape Requirements" to the "Landscape Data". 20% of the gross vehicular use area needs to be provided as landscape area, within 10' of the vehicular use area.
7. Indicate the sizes of the existing trees.
8. Show any utilities that would affect proposed planting on the Landscape Plan. If there are none, say so.
9. Verify that the requirements of Sec. 47 –18.8 "Child Day Care Facilities" are met. This would include buffer requirements.

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Carl Santangelo/Higher Learning Center

**Case #:** 48 R 03

**Date:** June 10, 2003

Request: Change of Use Tool Rental to Child Daycare Facility/Site Plan Level II/CB

**Comments:**

1. This is a new use and must meet all current code requirements.
2. Provide the dimension of the drive aisles on the site plan.
3. Dimension to the centerline of all adjacent rights-of-way.
4. Provide a copy of the cross access agreement with the adjacent property owners.
5. Continue the sidewalk across the driveway access.
6. Provide the dimension of the existing sidewalks on the site plan. The minimum width for a sidewalk is five feet.
7. Show the outline of all adjacent structures on the site plan and elevation drawings.
8. Show the outline of the canopy over the drop off area on the site plan. Show what type of covering is provided for the covered outdoor play area on the site plan and elevation drawings.
9. Show the location of all site lighting on the site and landscape plans.
10. Show the location of all entry/exit doors on the site plan.
11. Provide a detail of the fence enclosing the outdoor play area.
12. Provide a detail of the dumpster enclosure.
13. Will there be any public address system?
14. Discuss the requirements for landscape islands with the Landscape Rep.

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15. Provide a narrative of the operation, number of children to be cared for, hours of operation, etc.
16. Provide a narrative outlining compliance with Sec. 47-25.2 Adequacy and Sec. 47-25.3 Neighborhood Compatibility.
17. Child Daycare is a conditional use in the CB zoning category. A separate application and fee are required for Planning and Zoning Board review.
18. Provide a narrative outlining compliance with Sec 47-18.8 Child day care facilities.
19. Show the outline of all roof mounted equipment on the elevation drawings. Rooftop equipment is required to be screened from view.
20. Provide additional architectural detailing on all elevations.
21. It is strongly recommended that you contact the Sunset Neighborhood Association and present your plans to them.
22. Respond to DRC comments within 90 days or further DRC review may be required.
23. Additional comments may be forthcoming at the DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Carl Santangelo/Higher Learning Center	<b>Case #:</b>	48 R 03
<b>Date:</b>	June 10, 2003		

**Comments:**

1. Will impact resistant glass be used?
2. How will access to project be controlled? Will there be electronic door locks, or card access system?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. Will all entry doors have secondary locking devices and sufficient security rating?
5. Will first floor solid entry doors have 180 degree viewing devices? (peep hole)
6. Will building have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
7. Will landscaping installed provide maximum visibility of ALL windows and entry/exit points?
8. Will CCTV be used to monitor office, entry/exit points, bathroom facility doors, playground area, and pick-up and drop-off point?
9. Is main entry to facility on SW 34<sup>th</sup> Ave. or Davie Blvd.? How will this impact the already strained traffic situation on Davie Blvd., especially during peak rush hour times?
10. What are the drop-off and pick-up procedures?
11. Plans provided are unclear about the wall around the playground area. How is the wall to be constructed and how will access to this area be controlled?
12. Will there be on-site security provided?
- 13. Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Carl Santangelo/Higher Learning Center

**Case #:** 48 R 03

**Date:** June 10, 2003

**Comments:**

1. A Large child day care facilities located in CB zoning district are permitted as a Conditional Use pursuant to section 47-18.8.F.1. Conditional Use approval requires a site plan level III review pursuant to section 47-24.3.
2. Dead end parking is prohibited pursuant to section 47-20.5.C.4.
3. The indoor space requirement per child is twenty-five (25) square feet of usable space per child pursuant to section 47-18.8.H.1.
4. The outdoor space requirements of section 47-18.8.I.1 shall be fifty (50) square feet usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be in landscaping.
5. Dispersal requirements of section 47-18.8.J.2 apply.
6. Buffer requirements of section 47-18.8.L apply.
7. Provide setback dimension for the light fixtures pursuant to section 47-19.2.R and indicate the light fixture locations on the site plan.
8. Additional comments may be discussed at DRC meeting.